

## TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

The 27th, February, 1978

**No. 1034-2.TCP-78.**—In exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and Controlled areas Restriction of Unregulated Development Act, 1963 the Governor of Haryana is pleased to modify the Draft development Plan, previously published,—*vide* Notification No. 8476-VDP-72/4060, dated 28th August, 1972, published in the *Haryana Government Gazette*, dated the 19th November, 1972 and to publish the Draft Development Plan alongwith the restrictions and conditions proposed to be made applicable to the Controlled areas covered by it (given in Annexure A & B) to the Development Plan at Hissar approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town & Country Planning, Haryana, Sector 18-A, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

**Drawing**

1. Drawing No. Existing land use Plan No. DTP(H) 1346/77, dated 14-4-77
2. Drawing No. Development Plan No. DTP(H) 1383/77, dated 20-12-77.

**ANNEXURE A****EXPLANATORY NOTE ON THE DEVELOPMENT PLAN FOR THE CONTROLLED AREA OF HISSAR**

Hissar town was inhabited by Firoze Shah Tuglek and was known as 'Hissar-I-Feroza' meaning Fort of Feroze. From this legend, the town continues to be called from the Arabic word 'Hissar' meaning 'Fort'. It is one of the important towns of Haryana State and has earned a good name during the past two decades due to the establishment of the Haryana Agricultural University, Textile Mill, Haryana Poly-Steel limited and several other manufacturing industries. Other significant establishments in and around the town are Livestock Farm, a military stud farm and an Indo-Australian Sheep Breeding Centre. The town has also been pioneer in the construction of a Defence Colony, Mini-Secretariat and a self-contained housing colony for the Government employees.

All the above mentioned establishments have exerted their greater influence on the development of the city. As a result, it started expanding physically along the major traffic arteries leading to Delhi and Rajgarh. A number of industrial units have been established along the Delhi Hissar road. Consequently, various unplanned and haphazard developments started taking place in and around the town. In order to check this unplanned growth of the town, potential area was notified as a Controlled Area under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—*vide* Haryana Government Gazette notification 9859-VDP-71/3654, dated 25th August, 1971. For the controlled area, Draft Development Plan was prepared and published in *Haryana Government Gazette* Notification of 19th December, 1972 for inviting public objections. After considering various objections and other considerations changes in the Draft Development Plan have been made such as, abandonment of the ring road through the Haryana Agricultural University, earmarking of land along Rajgarh Railway line for the shifting of petrol depots etc.

**POPULATION PLANNED FOR**

The induction of important infrastructure, various establishments and the partition of India have largely influenced the population growth of the town during the last three decades. During the decade 1951-61 population increased tremendously from almost, 35,000 persons to 60,000 persons i.e. an increase of 71.4%. Likewise, during the decade 1961-71, population increased considerably registering, almost 50% growth and reached up to 90,000.

Considering the inducements, the trend of population growth and being an important town in its region, Hissar, will definitely act as a magnet to attract people and economic activities. Therefore, the town is planned for a population of 1.75 lacs persons by the year 1991 and 2.5 lacs by 2001 A.D.

**ECONOMIC BASE**

At present, Hissar does not have a very stable economy. Trade and commerce, mostly backed by the agrarian economy continues to occupy predominant position in the economy of Hissar town. Industry is also equally important economic activity employing about 4,400 persons. The Hissar Textile Mill alone employs more than 3,000 persons. The metal products industry which employs more than 800 persons is dominated by a pipe factory and steel strips factory. The economic growth of Hissar has been handicapped due to its poor connections by rail.

The industrial expansion is mostly along Delhi Hissar road. Hissar Textile Mill is located in the North of the town with its independent and self contained complex.

The trade and commerce is mostly dominated by whole sale marketing of foodgrains, cotton, oil-seeds and fodder. This activity is enhanced by the newly planned grain market on the north-west of the township along Delhi-Hissar-Sirsa road.

The retail shopping activity is concentrated in the congested streets of the old town in the form of ribbon development. All the retail shopping is concentrated along the roads and streets mainly in the old parts of the town. Thus, there is a greater need for organising the retail shopping out-side the congested old town.

#### EDUCATIONAL AND MEDICAL INSTITUTIONS

Hissar town has acquired a good name in the field of agricultural research and education. The establishment of the Haryana Agricultural University, has not only given a name to the town but it has also revolutionized the agrarian economy of the region and of the State as well. The scope of the Haryana Agricultural University is being widened so as to act as a Multifaculty campus in future.

Apart from this University, there are four degree colleges, four vocational institutions, twelve high and higher secondary schools and fourteen primary schools.

Like educational facilities, the town is well served with the medical facilities. There are six hospitals, three for women only and two specialised hospital of T.B. and that of eyes. In addition to these hospitals there are three dispensaries serving the town. These hospitals and dispensaries do not include the clinics run by private medical practitioners.

#### COMMUNITY FACILITIES

There is one stadium three clubs four libraries one reading room six cinemas with a total seating capacity of about 4000. In the whole town there are eight parks maintained by the Municipal Committee and Improvement Trust. Two of these provide adequate space and the remaining six parks are very small in size. There is no children playground in the old town. It is necessary to provide open spaces for children to play and for their close contacts with each other.

#### WATER SUPPLY AND DRAINAGE

The ground water being brackish in taste most parts of the town have canal based water supply. The canal based water works are fed by the Hissar and Balsamand distributories. The total discharge of the two canals is 10 cusecs only. However, to supplement canal supply, there are thirteen tubewells operating in the town with a total discharge capacity of 5,000 gallons per hour. The daily *per capita* supply of water from two sources is 30 gallons. The present water works are serving a population of nearly one lac. There is a proposal to expand the present water works in order to meet the requirements of the increasing population. The expanded water works will be able to meet the needs of population of 1.5 lacs. Third water works is proposed along the Tosham Road in sector 17 of the Development Plan. These three water works together with the tubewells will be enough to serve a population of 2.6 lacs in future.

The town at present is poorly served by the drainage and sewerage system. Sewerage works is being carried in a phased manner. In the first four phases, main sewer lines were laid in Model Town and in the area North of Sirsa-Delhi-railway line. In the fifth phase, which is now in progress, branch lines are being laid on the south of the Delhi-Sirsa railway line. Presently, there is no scheme for providing drainage channels. As a result water stagnates in the low lying areas during rainy season.

#### PROPOSALS

To meet the requirement of various socio-economic activities in the town, land is rationally allocated for different land uses keeping in mind the relationship between the place of work, living and recreation. Taking into account the pace of industrial development and population growth, the town is planned for a

population of 2.5 lacs by 2001 A.D. The proposals made in the Development plan for various uses are as given below :—

### PROPOSED LAND USES

Land use category	Area in Hectares		(Approximately)
	Within Municipal Limits	In the Contolled Areas	
1. Residential	1,082	787	
2. Commercial	464	16	
3. Industrial	348	446	
4. Public Utilities	129	90	
5. Parks and Open Spaces	104	88	
6. Transportation and communications	144	117	
7. Public and Semi Public	55	130 <sub>0</sub>	
Total	2,326	2,844	

### LOCATION OF VARIOUS LAND USES

#### 1. Residential Zone :

On the basis of the town density as 65 persons per hectare, total area required for 2.5 lacs population is almost, 3,900 hectares. In the proposal, therefore the total area planned is 3,970 hectares, excluding the area indicated for H.A.U. expansion.

Area allocated for residential purposes is almost, 1,900 hectares giving a gross density of, almost 130 persons per hectare. Out of the projected 2.5 lacs population appx. 1,50,000 persons will be accommodated within the Municipal Limits where the density will comparatively higher and the remaining 1,00,000 will be housed in various new sectors which have been conceived as self contained neighbourhood units. The residential zones have been evenly distributed within the entire urbanisable area so as to minimize journey to work. The land use proposals shown in the Development Plan, are in respect of Controlled area and it includes the Area within the existing town, only for the purpose of intergreted and co-ordinated development.

### COMMERCIAL ZONE

An area of sixteen hectares has been earmarked for a district centre in sector 17 along Tosham road. Within municipal boundary sector 5 and 15 shall accommodate warehousing, wholesale marketing, procurement centre and civic-cum-business centre respectively. Thus, commercial activity will cover an area of 480 hectares

### INDUSTRIAL ZONE

With the declaration of Hissar District as industrially backward area and consequently the establishment of new industries have paved the way for various types of industrial development. In order to meet the requirement for industrial sites, an additional area of 446 hectares is remarked outside the Municipal limits, the total area thus works out to be 794 hectares including the area within Municipal limits. This area is enough to meet the requirement of the industries in times to come.

### PUBLIC UTILITIES

An area of about 29 hectares is allocated for this land use. This includes three canal based water works and one grid station. Two water works lie within the municipal limits, one in sector 2 and another on the north of sector 25. Third water works is proposed in sector 17 in the Controlled Area. These water works alongwith tubewells will serve the total projected population of the town.

## PARKS AND OPEN SPACES

A town park measuring an area of about 16 hectares is proposed in sector 17. Another park is also proposed along the Rajgarh railway line near sector 16. A site of 42 hectares is earmarked for a Tourist Complex on the east of the city in between the Balsamand distributory, bye pass and the Delhi-Hissar road. The total area under parks and open spaces is 192 hec. including all the green belts along the major roads.

## TRANSPORTATION AND COMMUNICATIONS

The major road system adopted on a grid iron pattern very well fits in with the existing road pattern. Keeping in view the location of various administrative and economic functions of the town Delhi-Hissar road, Rajgarh road, Barwala road part of Tosham Road and road starting from the eastern end of sector 12 and linking Delhi-Hissar road with the bye-pass near eastern end of the Hissar Textile Mill will have dual carriage way. The road widths prescribed for various roads is as given below :—

1. V—1ax roads	.. Existing width.
2. V—1 roads	.. 60 metres
3. V—2 roads	.. 45 metres
4. V—3 roads	.. 30 metres

All the sector peripheral roads are proposed as V-3 except the peripheral roads linking the Rajgarh road with the Delhi-Hissar road touching the outer periphery of the sector 7, 8, 9, 19, 20, 21, 22, 23, 24 and 25. Delhi-Hissar-Sulemanki road is proposed as V-2, a due to the proposal of the bye-pass which is now under construction. Rajgarh road and Barwala road are also proposed to be as V-2 roads.

## PUBLIC AND SEMI PUBLIC ZONE

Industrialization and urbanisation have exerted greater influence on the increasing demand for public and semi-public land uses. 99 hectares of land in controlled area is earmarked for this purpose. Sector 25 will accommodate all higher educational institutions and Borstal Jail. To initiate the construction work in this sector. Haryana Government has started the construction of the Borstal Jail. This sector will also accommodate specialized institutions like Medical College, Engineering College, and such other institutions imparting academic and vocational training etc. Thus, total area under this use counts to be 154 hectares including the area within the municipal limits. This will be sufficient to accommodate all the institutions serving the regional needs.

In addition to it, an area of approximately 300 acres, has also been ear-marked on the southern and western sides of the Haryana Agricultural University for its future expansion.

## AGRICULTURAL ZONE

Sizeable area has been reserved as Agricultural zone. This will however, not eliminate the essential building development within this area such as the extension of existing villages contiguous to Abadi Deh, if undertaken as a project sponsored or approved by Government and other ancillary and allied facilities necessary for the maintenance and improvement of this area as agricultural land.

## ZONING REGULATIONS

The legal sanctity to the proposal regarding land use is being given effect to by a set of Zoning Regulation which form part of this Development Plan. These Regulations will govern the change of land use and standard of development. They also very elaborately detail out allied and ancillary uses which will be permitted in various major land uses and stipulate that all developments and change of use shall be in accordance with the details shown in the sector plans, thereby ensuring the preparation of the detailed sector plan for each sector to guide the development and enforce proper control.

### ANNEXURE 'B'

## ZONING REGULATIONS

Governing uses and development of land in the Controlled Area of Hissar Town as shown in the Drawing No. D.T.P. (H) 1383/77, dated 20th December, 1977.

### 1. GENERAL

These Regulations, forming part of the Development plan for the Controlled Area called Zoning-Regulations of the Development plan for the Controlled Area.

The requirements of these regulations shall extend to whole of the area covered by Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963 and the Rules framed thereunder :—

## II. DEFINITIONS

In these regulations :—

- (a) 'Approved' Means approved under the rules.
- (b) 'Building Rules' mean rules contained in part VII of Rules.
- (c) 'Drawing' means drawing No. DTP (H) 1383/77, dated 20th December, 1977.
- (d) 'Floor-Area Ratio' (FAR) means the ratio expressed in percentage between the total floor area of the building on all floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes odours, dust, effluents and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, Ice cream manufacturing, aerated water atta chakkies with power, dry-cleaning and dyeing repair of house hold utensiles, show making and repairing, fuel depots etc.
- (h) 'Material date' means the 25th August, 1971 in respect of land within the Controlled Area Notified under Punjab Scheduled Roads and Controlled Areas—Restriction of Unregulated Development Act, 1963 *vide* Haryana Government Gazette Notification No. 9859-VDP-71/3654, dated 25th August, 1971.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (j) 'Non Conforming Use in-respect of any land or building in the Controlled Area means the existing use of major land use specified for that part of the area in the Development Plan.
- (k) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage electricity post and telegraph and transport and for any municipal services including a fire station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas—Restriction of Un-regulated Development Rules, 1965.
- (m) 'Sector density' and 'Colony density' shall mean the number of persons per hectare in sector area or colony area as the case may be.

## EXPLANATION

(i) In this definition the Sector Area 'or Colony Area' shall mean the area of the sector or of colony bounded within the major road system shown in the drawing in the case of sector and on the approved layout plan of the colony in the case of colony excluding the land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(ii) For the purpose of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on an average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- (n) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) 'The terms Act, Colony' Colonizer' Development Plan 'Sector and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, and

- (p) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

### III. MAJOR LAND USES/ZONES

For purposes of these Regulations, various parts of the controlled area indicated on drawing have been reserved for the following major land uses and to be designated as under :—

- (i) Residential zone.
- (ii) Commercial zone.
- (iii) Industrial zone.
- (iv) Transport and Communication zone.
- (v) Public Utility zone.
- (vi) Public and Semi public zone.
- (vii) Open spaces.
- (viii) Agricultural zone.

### (IV) DIVISIONS INTO SECTORS

Major land uses mentioned at serial No. (i), (ii), (iii) and (iv), in the regulations III above, are land uses for building purposes and have been divided into sectors as shown bounded by the major road reservations, and each sector shall be designated by the number as indicated on the drawings.

### (V) DETAILED LAND USES WITHIN MAJOR USES

Main, ancillary and allied uses, which subject to other requirements of these Regulations and of the rules, may be permitted in the respective major land use zones are listed in appendix 'A' sub-joined to these Regulations.

### (VI) SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservations of various sectors for respective land uses for building purposes, Director, may not permit any change in their land use or allow construction of building there on from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

### (VII) SECTOR TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES

(i) Change of land use and development in sector for commercial use, shall be taken exclusively through the Government or Government Undertaking or a Public Authority approved by the Government in this behalf and no permission shall be given for development of any colony within this sector.

(ii) Notwithstanding the provision of clause (i) above the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

### (VIII) LAND RESERVATION FOR MAJOR ROADS

Land reservation for major roads shall be as under :—

- (i) Major roads indicated V-1-A on the drawing Existing width (Delhi-Sulemanki road) outside the Municipal Limit.
- (ii) Major roads indicated V-1 on the drawing 60 metres (By pass)
- (iii) Major roads marked as V-2 on the drawing 45 metres
- (iv) Major road marked as V-2a on the drawing Existing width (D.H.S.) road
- (v) Major roads marked as V-3 on the drawing 30 metres

(2) Width and alignment of other roads shall be as per the Sector plan or as per approved layout plans of colonies.

## BUILDINGS RESTRICTIONS

### (IX) DEVELOPMENT TO CONFORM TO THE SECTOR PLAN AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector/zoning plan in which the land is situated.

### (X) INDUSTRIAL NON-CONFORMING USE

With regard to the existing industries shown in zone other than industrial zone in the Development Plan, such industrial non-conforming uses may be allowed to continue, for a fixed period to be determine by the Director, provided that the owner of the industry concerned :—

- (a) Undertakes to pay to the Directors, as determinated by him, the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and
- (b) during the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

### XI. DISCONTINUANCE OF NON-CONFORMING USES

(1) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or re-developed only according to the conforming use.

(2) If a non-conforming use of a building is damaged to the extent of 50 per cent or more of its re-production value by fire, flood, explosion, earth, quake, war riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

(3) After a lapse of period fixed under Regulation (x) the land shall be allowed to be redeveloped or used for conforming use.

### (XII) DENSITY, SIZE AND DISTRIBUTION OF PLOTS

(1) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of or 20 per cent variation allowed on either side of the prescribed sector density.

(2) In case of a residential colony allowed under regulation XVII, the colony density of the colony area shall not exceed the limits as laid-down below with 20 per cent variation on either side.

For area up to 100 Hectares	.. 150 persons per Hectare
For area larger than 100 Hectares	.. 112 persons per Hectare

### XIII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT/ZONING PLANS

No permission for erection or re-erection of a building of a plot shall be given unless :—

- (1) the plot forms a part of an approved colony plan or the plot is such for which relaxation has been granted as provided in Regulation XVII below.
- (2) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

### XIV. SITE COVERAGE AND HEIGHT IN VARIOUS USES

Site coverage and height up to which building may be erected within independent residential and Industrial plots shall be according to the provision continued in chapter VII of the Rules. In the case of other categories,

maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XVI be as under :—

Type of Use	Maximum coverage on ground floor	Maximum floor Area ratio
(i) Group Housing	.. 33½ percent	150 percent
(ii) Government Offices	.. 25 percent (including parking & garages)	150 percent
(iii) Commercial plots within Central business zone	50 % if air conditioning is not done and 75 % if air conditioning is done	150 percent
(iv) Commercial plots within neighbourhood shopping centres	50 percent	125 percent
(v) Warehousing	.. 75 percent	150 percent

#### XV. BUILDING LINES IN FRONT, SIDE AND REAR.

This shall be provided in accordance with the rules 51,52 and 53 contained in chapter VII of the Rules.

#### XVI. ARCHITECTURAL CONTROL

Every building shall conform to architectural control wherever and if any specified in the Architectural control sheets prepared under rule 50.

#### XVII. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE

In the case of any land lying in Agricultural zone, Government may relax the provision of this Development plan.—

- (a) for use and development of the land into a residential or industrial colony, provided the coloniser had purchased the land for the said purpose prior to the material date and the coloniser secures permission as per rules.
- (b) for use of land as an individual industrial site (as distinct from an industrial colony) provided that :—
  - (i) the land was purchased prior to the material date,
  - (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
  - (iii) the owner of the land undertakes to pay the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for the discharge of effluent.
  - (iv) owner of the land secures permission for building as required under Rules.

*Explanation.*—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

#### XVIII. PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN AGRICULTURAL ZONE

A Farm house in Agricultural zone outside abadi deh of village may be allowed subject to the following conditions :—

- (i) No farm houses shall be permitted within 1 Km. of the urbanisable limit of any urban settlement as determined in the Development/Master Plans ;



- (ii) Farm Houses shall be permitted on the farms having not less than 2 hect. of area ;
- (iii) The plinth area limit for the farm house shall be as under :—
 

For land from 2 to 2.4 hect.	.. 150 sq. mtrs.
For every addl. 0.4 hect. (with maximum of 300 sq. mtrs.)	.. 15 sq. mtrs.
- (iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.
- (v) It shall be atleast 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :—
 

(a) Where the road is bye-pass to a schedule road	.. 100 mtrs.
(b) Where the road is a schedule road	.. 30 mtrs.
(c) Any other road	.. 15 mtrs.

#### XIX. RELAXATION OF THE DEVELOPMENT PLAN

Government may, in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development Plan on principle of equity and justice, on payment of such development charges and on such conditions, at it may deem fit to impose.

#### APPENDIX A

##### I. RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, Community, Religious & Recreational building
- (iv) Public Utility buildings
- (v) Educational Buildings and all types of schools and colleges where necessary
- (vi) Health Institutions
- (vii) Cinemas
- (viii) Retail shops and Restaurants
- (ix) Local services Industries
- (x) Petrol filling stations
- (xi) Bus stops, Tonga, Taxi, Scooter and Rickshaw stands
- (xii) Nurseries and green houses
- (xiii) Any other minor need ancillary to residential use

As required for the Local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

##### II. COMMERCIAL ZONE

- (i) Retail trade
- (ii) Wholesale trade.
- (iii) Warehouse and storages.
- (iv) Commercial offices and Banks.
- (v) Restaurants, hotel, and transient boarding houses including public assistance institutions providing residential accommodation like Dharamshalla, tourist houses etc.

- (vi) Cinema and other places of public assembly like theatres, clubs, dramatic clubs, etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling station and service garages.
- (xii) Loading and unloading yards.
- (xiii) Parking spaces, bus-stops, taxi, tonga and Rickshaw stands.
- (xiv) Town Parks.
- (xv) Any other use which the Director in public interest may decide.

### III. INDUSTRIAL ZONE

- (i) Light industry.
- (ii) Medium industry.
- (iii) Heavy industry.
- (iv) Service industry
- (v) Warehouses and storages
- (vi) Public utility community buildings and retail shops
- (vii) Parking, loading and unloading areas.
- (viii) Truck stands, Bus stop, Taxi, Tonga and Rickshaw stands.
- (ix) Petrol filling stations and service garages.
- (x) Any other use permitted by the Director.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

### IV. TRANSPORT AND COMMUNICATION ZONE

- (i) Railway yards, railway station and sidings
- (ii) Transport Nagar, Roads and Transport Depots and Parking area
- (iii) Dock yard, jettys, piers.
- (iv) Airports and Air Stations.
- (v) Telegraph of fices Telephones and telephone exchange.
- (vi) Broadcasting stations.
- (vii) Television stations.
- (viii) Horticulture and nurseries at approved sites
- (ix) Petrol filling stations and service garages.
- (x) Parking spaces, bus stop/shelter, taxi, tonga and rickshaw stands.

At sites approved by the Director.

### V. PUBLIC UTILITIES ZONE

- (i) Water supply installations including treatment plants.
- (ii) Drainage and sanitary installations including disposal works.
- (iii) Electric power plants, sub-station etc. and staff quarters at approved sites.

- (iv) Gas installation and gas works.

#### VI. PUBLIC AND SEMI PUBLIC ZONE

- (i) Government offices, Government administration centres, secretariates, district offices, Law courts, Jails, Police Station, Governors Presidents residences.
- (ii) Educational cultural and religious institutions.
- (iii) Medical and Health institution..
- (iv) Civic, Cultural and Social institutions like theatres, open houses etc. of a predominantly non-commercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in public interest may decide.

#### VII. OPEN SPACE

- (i) Sports, grounds, stadia and play grounds.
- (ii) Parks and green belts.
- (iii) Cemeteries, crematoria, etc.
- (iv) Any other recreational use with the permission of the Director.

#### VIII. AGRICULTURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi-Deh.
- (iii) Farm houses outside Abadi-Deh subject to restrictions as laid down in zoning regulations (XVIII).
- (iv) Expansion of existing villages contiguous to Abadi-Deh if under taken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling stations and pasteurization plants.
- (vi) Bus and railway stations.
- (vii) Air-ports with necessary buildings.
- (viii) Wireless station.
- (ix) Grain Godowns/Storage spaces at sites approved by the Director.
- (x) Weather Station.
- (xi) Land drainage and irrigation Hydro electric works and tubewells for irrigation.
- (xii) Telephone and electric transmission lines and poles.
- (xiii) Mining and extraction operations including Lime and brick kilns, stone quarries and crushing subject to the rules and at approved sites.
- (xiv) Cremation and burial grounds.
- (xv) Petrol filling stations and garage services.
- (xvi) Hydro-electric/thermal sub-stations.
- (xvii) Any other use which Government may in Public interest decide.

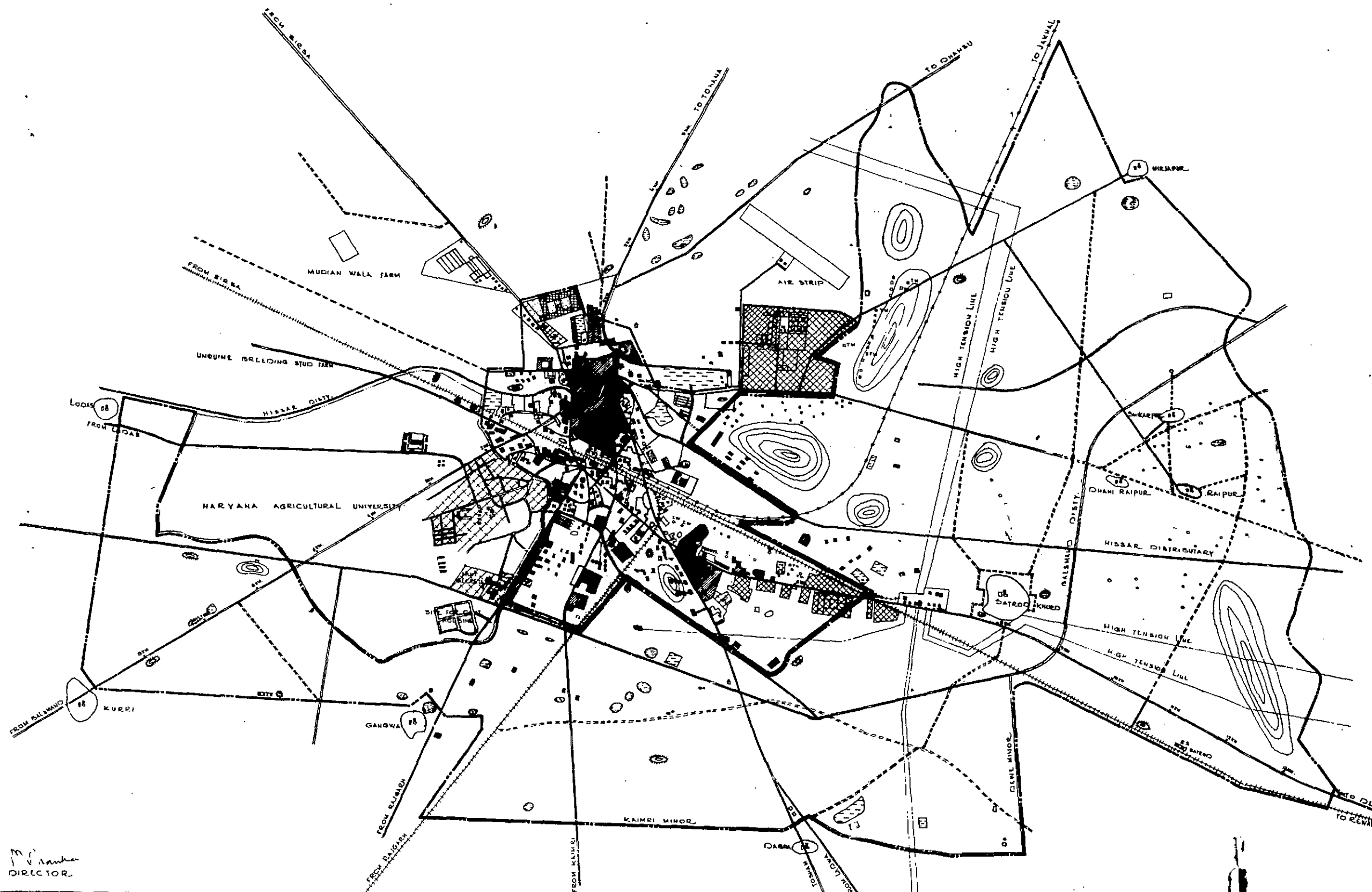
L.D. KATARIA, Secy.

EXISTING LAND USE PLAN  
OF CONTROLLED AREA

HIGH TENSION LINE

M. V. Lankhan  
DIRECTOR

31923 - GOVT. Press. U.T. CHD.



## H I S S A R

DEVELOPMENT PLAN FOR  
THE CONTROLLED AREA

## LEGEND

CONTROLLED AREA BOUNDARY

MUNICIPAL BOUNDARY

HARYANA AGRICULTURAL UNIVERSITY BOUNDARY

ROAD WITH DUAL CARRIAGE WAY

QUINTS, BROAD GRASS, WATER CANAL

CANALS

VILLAGES

## PROPOSED LAND USE

RESIDENTIAL

COMMERCIAL

WHOLE SALE

WARE HOUSES AND STORAGE

INDUSTRIAL

LIGHT INDUSTRY

EXTENSIVE / MEDIUM

EXISTING INDUSTRY

TRANSPORTATION AND COMMUNICATION

LAND BELONGING TO RAILWAYS

TRANSPORT DEPOTS

AIR STATIONS

PUBLIC UTILITIES

WATER SUPPLY INSTALLATIONS

DISPOSAL WORKS

ELECTRIC POWER PLANTS, SUB STATIONS ETC.

PUBLIC AND SEMI-PUBLIC USES

PUBLIC BUILDINGS

EDUCATIONAL

MEDICAL AND HEALTH INSTITUTIONS

THEATRES

OPEN SPACES

PARKS

OTHER RECREATIONAL USES

AGRICULTURAL LAND

OTHER

SECTOR NO.

POPULATION DENSITY

DRAWING NO. D.T.P. (H) 1383/77 DATED 20.12.77

PLANNING ASSISTANT

PLANNING ASSISTANT

DIVISIONAL TOWN PLANNER

SENIOR TOWN PLANNER

DEPARTMENT OF TOWN &amp; COUNTRY PLANNING HARYANA

